



1111 9TH STREET, SUITE 230  
DES MOINES, IOWA 50314-2527

515-243-1193 OR 800-532-1503  
SE HABLA ESPAÑOL  
FAX: 515-244-4618  
WWW.IOWALEGALAID.ORG

April 22, 2019

Jodi McDougal  
Ryan Haaland  
215 10<sup>th</sup> St. Ste 1300  
Des Moines, IA 50309  
[JodieMcDougal@davisbrownlaw.com](mailto:JodieMcDougal@davisbrownlaw.com)  
[RyanHaaland@davisbrownlaw.com](mailto:RyanHaaland@davisbrownlaw.com)

RE: Matthew Chapman

Dear Ms. McDougal and Mr. Haaland,

This letter is in response to your April 16, 2019 letter to my client, Matthew Chapman. My client denies the characterization of his statements made in your letter. It is true that Mr. Chapman has made statements about certain residents of Midwest Country Estates who received three-day notices in April 2019. My client, who is not a lawyer, conflated those three-day notices with “evictions,” reasonably so since one is predicate to the other. He did not say that “everyone” was being evicted from the park.

To the extent that Mr. Chapman has publicly speculated about Havenpark’s long-term intentions more generally, he has expressed the opinion that the massive rent hike they plan to impose will make it impossible for some low-income residents to remain in their homes without great hardship. Havenpark has also not-so-subtly hinted in their initial communications with residents that they could easily sell the land upon which Midwest Country Estates currently sits and convert it to some other use. It is not difficult to infer the threat that Havenpark may end their tenancy and redevelop the land should they be unsuccessful in raising rents. Under the circumstances, it is reasonable to conclude that many residents have good cause to be worried about their future in the park.

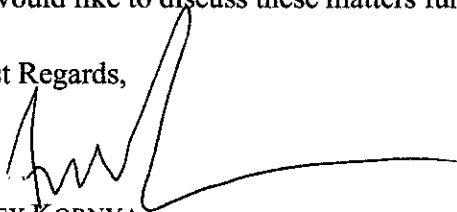
Your letter also accuses Mr. Chapman of “going door-to-door requesting other residents provide him with [their] confidential financial information[.]” He has done no such thing. My client did provide information to park residents about the United Way’s 211 program, which serves as a one-stop referral service for people in need of social services. Mr. Chapman is simply attempting to help his neighbors respond to the potential housing crisis Havenpark has created by giving them information about how to find help if they need it. He is not soliciting information

from these residents, he is distributing information that might help them cope with the potentially devastating effect of the proposed rent hike.

It is no secret that Mr. Chapman has spoken out publicly about potentially devastating impact of those policies on low-income residents the new policies that Havenpark has threatened to impose in the parks they have recently acquired here in Iowa. The extensive attention that Havenpark's actions have generated in the media and at the State Legislature show that these issues have a deep resonance with the public at large. Mr. Chapman has also worked to ensure that those residents who are now in danger of losing their homes understand their rights and know how to get help if they need it. He plans to continue these activities, which are protected by law.

Any further attempt to intimidate Mr. Chapman with baseless accusations of defamation or lease / rule violations will be considered actionable retaliation. Please do not hesitate to contact me if you would like to discuss these matters further.

Best Regards,

A handwritten signature in black ink, appearing to read 'Alex Kornya', with a long horizontal flourish extending to the right.

ALEX KORNYA  
LITIGATION DIRECTOR / GENERAL COUNSEL  
[AKORNYA@IOWALAW.ORG](mailto:AKORNYA@IOWALAW.ORG)  
515-243-1193 EXT 1644